027.0	0001	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,060,600 / 1,060,600
					USE VALUE:	1,060,600 / 1,060,600
					ASSESSED:	1,060,600 / 1,060,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		EVERETT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IGNAZIO JOHN M
Owner 2:	
Owner 3:	
Street 1:	73 EVERETT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	IGNAZIO JOHN M -
Owner 2:	-
Street 1:	73 EVERETT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 3887 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	601,400	4,400	454,800	1,060,600
Total Card	0.114	601,400	4,400	454,800	1,060,600
Total Parcel	0.114	601,400	4,400	454,800	1,060,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 272.86 | /Parcel: 272.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 18260

GIS Ref

GIS Ref

Insp Date 10/31/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 027.0-0001-0019.0

!2229!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	601,600	4400	4,950.	454,800	1,060,800	1,060,800	Year End Roll	12/18/2019
2019	104	FV	486,300	4400	4,950.	483,200	973,900	973,900	Year End Roll	1/3/2019
2018	104	FV	486,300	4400	4,950.	352,500	843,200	843,200	Year End Roll	12/20/2017
2017	104	FV	456,400	4400	4,950.	307,000	767,800	767,800	Year End Roll	1/3/2017
2016	104	FV	456,400	4400	4,950.	261,500	722,300	722,300	Year End	1/4/2016
2015	104	FV	407,200	4400	4,950.	255,800	667,400	667,400	Year End Roll	12/11/2014
2014	104	FV	407,200	4400	4,950.	210,300	621,900	621,900	Year End Roll	12/16/2013
2013	104	FV	423,500	4400	4,950.	200,100	628,000	628,000		12/13/2012

PRINT

Date	Time
12/10/20	17:41:28

LAST REV

Date	Time
09/20/19	11:26:53

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2229

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOKLER MARY	31160-297		2/23/2000		441,000	No	No		
MOKLER MARY E	25051-362		12/12/1994		1	No	No		A

USER DEFINED

Prior Id # 1:	18260
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2006	637	Addition	93,000			G8	GR FY08	SHED DRMR REDO KIT

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	Meas/Inspect	HS	Hanne S
5/11/2009	Measured	189	PATRIOT
6/25/2000	MLS	HC	Helen Chinal
10/5/1999	Meas/Inspect	267	PATRIOT
8/12/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	80.	1.15	1									454,802						454,800	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 454,802 | Spl Credit | Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	25
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.92013121
Const Adj.:	0.98500049
Adj $ / SQ:	154.076
Other Features:	140841
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	817172
Depreciation:	215733
Depreciated Total:	601438

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 10			BRs: 6				Baths: 2		HB		

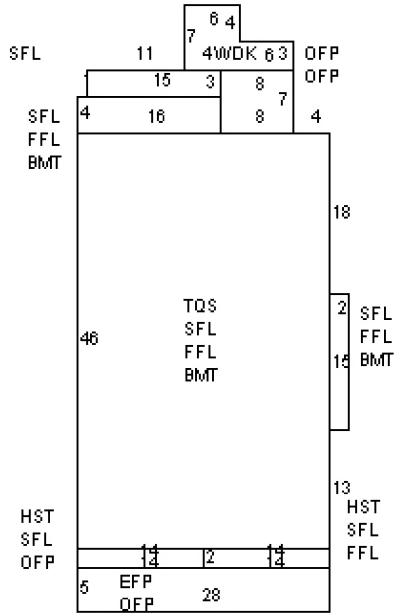
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	5	4	
Totals			
2	10	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,483	154.080	228,495
FFL	First Floor	1,410	154.080	217,247
BMT	Basement	1,382	46.220	63,880
TQS	3/4 Story	966	154.080	148,837
OFP	Open Porch	280	22.060	6,176
EFP	Enclos Porch	140	45.970	6,436
WDK	Deck	60	15.760	946
HST	Half Story	28	154.080	4,314
	Net Sketched Area:	5,749	Total:	676,331
Size Ad	3887	Gross Are	6099	FinArea 3887

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	154.08
Special Features:	0	Val/Su Net:	104.61
Final Total:	601400	Val/Su SzAd	154.72

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0001-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	AV	1923	22.72	T	40	104			4,400			4,400

More: N | Total Yard Items: 4,400 | Total Special Featues: | Total: 4,400